058.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,700 /	635,700
					USE VALUE:	635,700 /	635,700
					ASSESSED:	635,700 /	635,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRIS AARON N
Owner 2:	FERRIS MARGARET
Owner 3:	
Street 1:	52 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLAIR ROSE M -
Owner 2:	-
Street 1:	52 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,366 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Wood Shingle Exterior and 1539 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4366.000	250,000		385,700	635,700
Total Card	0.100	250,000		385,700	635,700
Total Parcel	0.100	250,000		385,700	635,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.06 | /Parcel: 413.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38391
GIS Ref	
GIS Ref	
Insp Date	08/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0004-0003.0

!4964!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,000	0	4,366.	385,700	635,700	635,700	Year End Roll	12/18/2019
2019	101	FV	208,900	0	4,366.	380,200	589,100	589,100	Year End Roll	1/3/2019
2018	101	FV	208,900	0	4,366.	292,000	500,900	500,900	Year End Roll	12/20/2017
2017	101	FV	208,900	0	4,366.	275,500	484,400	484,400	Year End Roll	1/3/2017
2016	101	FV	208,900	0	4,366.	253,500	462,400	462,400	Year End	1/4/2016
2015	101	FV	196,800	0	4,366.	236,900	433,700	433,700	Year End Roll	12/11/2014
2014	101	FV	196,800	0	4,366.	218,200	415,000	415,000	Year End Roll	12/16/2013
2013	101	FV	196,800	0	4,366.	218,200	415,000	415,000		12/13/2012

PRINT

Date	Time
12/10/20	19:55:26

LAST REV

Date	Time
09/25/18	09:14:06
apro	
4964	

USER DEFINED

Prior Id # 1:	38391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIR ROSE M	52681-60		4/30/2009		370,000	No	No		
	11282-332		1/27/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2002	443	Re-Roof	10,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
11/26/2008	Meas/Inspect	163	PATRIOT
1/13/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4366		Sq. Ft.	Site		0	70.	1.26	6									385,686						385,700	

Total AC/HA:	0.10023	Total SF/SM:	4366	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	385,686	Spl Credit		Total:	385,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362248
Depreciation:	112297
Depreciated Total:	249951

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

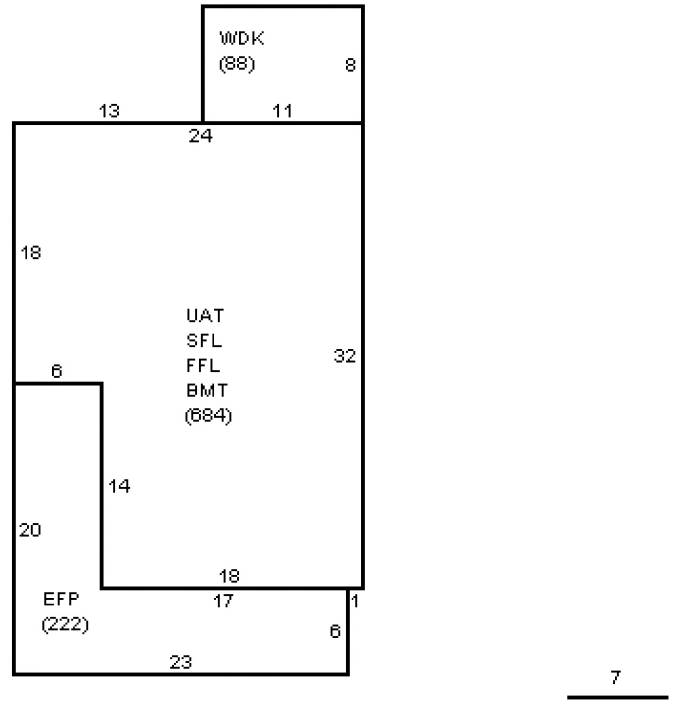
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	98.70
Final Total:	250000	Val/Su SzAd	182.75

SKETCH



SUB AREA

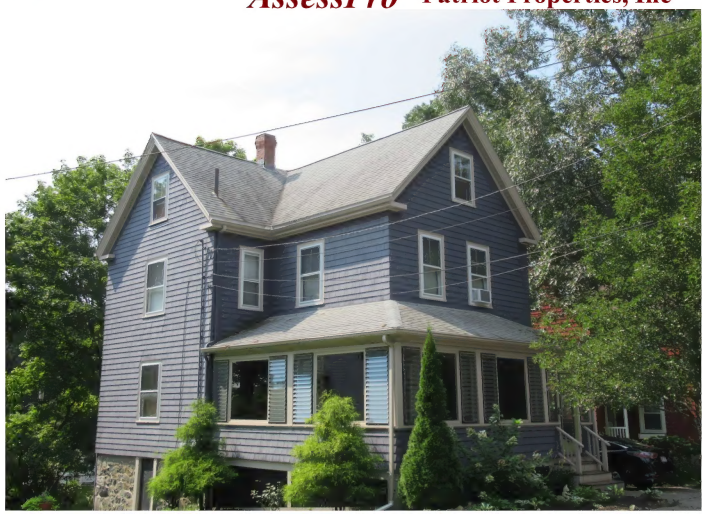
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	684	52.640	36,009
FFL	First Floor	684	175.480	120,030
SFL	Second Floor	684	175.480	120,030
EFP	Enclos Porch	222	39.480	8,766
UAT	Upper Attic	171	122.840	21,005
WDK	Deck	88	16.000	1,408
	Net Sketched Area:	2,533	Total:	307,248
Size Ad	1368	Gross Are	3046	FinArea 1539

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	